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CULVER CITY LAND USE

THE LAND USE ELEMENT OF THE GENERAL PLAN
OF THE CITY OF CULVER CITY, CALIFORNIA

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1978

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
ROOM 208
CITY HALL
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232
(213) 202-5777

NOTE: This document is subject to periodic
review and change

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RESOLUTION NO. 84-R150.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CULVER CITY, CALIFORNIA, AMENDING THE LAND
USE ELEMENT OF THE GENERAL PLAN.

WHEREAS, by Resolution No. CS-7718, the City Council
adopted the Land Use Element of the General Plan, 1978; and


WHEREAS, the Planning Commission, by Resolutions No.
83-P025 and 83-P034, has recommended various amendments to the
Land Use Element which include various changes in use
designations and in street alignments and delineation of all City
boundaries, of redevelopment project areas, of State-established
coastal zone boundaries, of Local Agency Formation Commission
"sphere of influence", and of Culver City Park; and

WHEREAS, on September 10, 1984, public hearings were
duly held relating to said proposed amendments to the General
Plan.

NOW, THEREFORE, the City Council of the City of Culver
City, California, DOES HEREBY RESOLVE as follows:

1. In compliance with the requirements of the
California Environmental Quality Act of 1970, as subsequently
amended, and based upon staff's "initial study" of the
environmental impacts of this project, the City Council, acting
as the "lead agency," hereby determines that the project could
not have a significant effect on the environment, and therefore,
adopts a negative declaration and directs same to be prepared and
filed with the Los Angeles County Clerk.

2. The Land Use Element of the General Plan, 1978, is
hereby amended as follows:



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1 (a) The designation for the City owned and
2 operated solid waste refuse transfer station and
3 adjoining fire training facility/drill yard in the 9200
4 block of Jefferson Boulevard, is changed from
5 "Industrial" to "Institutional."

6 (b) The Laird International Studios property at
7 9336 Washington Boulevard is changed from "Parks and
8 Open Space" and "Commercial" to "Studio."

9 (c) The Robertson Boulevard-Higuera Street
10 alignment as it currently exists, shall be shown and the
11 previous proposed Lindblade and Ince Boulevard alignment
12 shall be deleted.

13 (d) The portion of the Corporate Pointe site
14 between Buckingham Parkway and the easterly City
15 boundary shall be changed from "Commercial" to "Low
16 Density, Multiple-Family Residential."

17 (e) Culver City Park frontage shall be shown along
18 Jefferson Boulevard.

19 (f) The City boundaries shall be added where
20 presently they are not shown and the three redevelopment
21 project area boundaries shall be delineated.

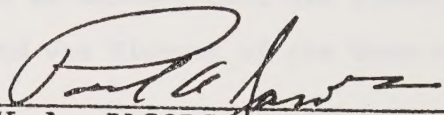
22 (g) State established coastal zone boundaries
23 shall be shown.

24 (h) The Local Agency Formation Commission's
25 "sphere of influence" boundaries for Culver City shall
26 be shown.

27 (i) The five lots located at 12308, 12312, 12316,
28 12320, and 12324 Mitchell Avenue, being lots 4140, 3938

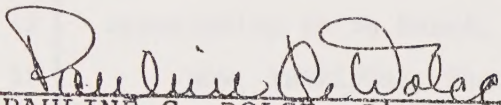
1 and 37, of Tract 9086 shall be changed from "Commercial"
2 to "Medium Density, Multiple Family Residential."

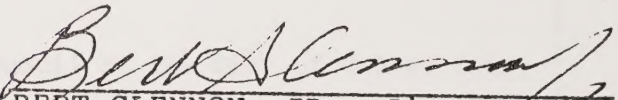
3 APPROVED and ADOPTED this 1st day of October,
4 1984.

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9 PAUL A. JACOBS, Mayor
10 City of Culver City, California

11 ATTEST:

12 APPROVED AS TO FORM:

13 
14 PAULINE C. DOLCE, City Clerk

15 
16 BERT GLENNON, JR., City Attorney


17 RES/LAND/USE/ELEMENT
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1981

ATTEST:


Paul A. [illegible]
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and 57. of which [illegible] shall be [illegible]
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RESOLUTION NO. CS-7718

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, ADOPTING AN AMENDED
LAND USE ELEMENT OF THE GENERAL PLAN OF THE
CITY OF CULVER CITY (1978).

WHEREAS, by Resolution No. 1455, the Planning Commission
approved and recommended for adoption an amended Land Use Element
of the General Plan entitled "The Land Use Element of the General
Plan, 1978"; and

WHEREAS, on September 11, 1978, the City Council held a
duly noticed public hearing on the proposed 1978 Land Use Element
of the General Plan, at which hearing all persons were given an
opportunity to be heard;

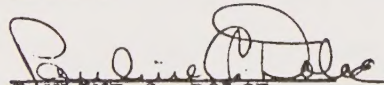
NOW, THEREFORE, the City Council of the City of Culver City,
California, DOES HEREBY RESOLVE that the "Land Use Element of
the General Plan, 1978", consisting of a statement and land use
map, on file in the office of the City Clerk, is hereby approved
and adopted as the land use element of the General Plan.

APPROVED and ADOPTED this 27th day of September, 1978.



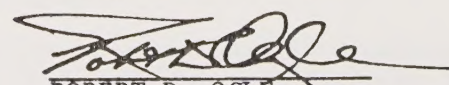
RICHARD R. BRUNDO
MAYOR
City of Culver City, California.

ATTEST:



PAULINE C. DOLCE
City Clerk

APPROVED AS TO FORM:



ROBERT D. OGLE
City Attorney

RDO:dfs³²
9/21/78

RESOLUTION NO. 1455

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL AND ADOPTION THE REVISED JULY 12, 1978 DRAFT OF THE LAND USE ELEMENT OF THE GENERAL PLAN.

(1978 Land Use Element Text, PL-1081)

WHEREAS, on April 12, 1978, the Planning Commission commenced; and on August 9 concluded, a duly noticed public hearing on proposed revisions to the Land Use Element Text of the General Plan for 1978; and

WHEREAS, during the course of said hearing all persons in attendance were given an opportunity to be heard on the subject matter, though no one spoke, and;

WHEREAS, the Planning Commission considered all information presented, including the staff report, the 1978 Land Use Element Map as approved by Council in March, and related materials, and thoroughly discussed the subject matter; and

WHEREAS, at the conclusion of the discussion, it appeared to the Planning Commission by unanimous vote of all five members present that the July 12, 1978 Draft of the Land Use Element Text of the General Plan should be approved and recommended for City Council approval and adoption.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:


SECTION 1. That pursuant to the foregoing recitations, the following findings are hereby made:

1. It is the continuing policy of the Planning Commission to annually initiate public hearings for the purpose of considering whether revisions to the General Plan are advisable based on dynamic community goals and needs.
2. Certain deficiencies are hereby found to exist in the currently adopted Revised 1976 General Plan Land Use Element Text, which deficiencies need to be and can be remedied through certain additions, deletions and/or modifications to the Text as herein approved and recommended for City Council approval and adoption.
3. Pursuant to the California Environmental Quality Act of 1970 as subsequently amended, the negative declaration prepared and filed with the Los Angeles County Clerk by

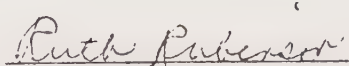
1 staff for this "project" is determined appropriate in that
2 none of the revisions proposed will result in an unmitigated
adverse impact on the environment.

3 SECTION 2. That pursuant to the foregoing recitations and
4 findings, the Planning Commission of the City of Culver City,
5 California, hereby approves and recommends to the City Council
6 for approval and adoption the July 12, 1978 Revised Draft of the
7 Land Use Element Text of the General Plan as hereto attached as
8 Exhibit "A" and thereby made a part hereof.

9 APPROVED and ADOPTED this 9th day of August, 1978.

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13 JACQUELINE MCCAIN, CHAIRMAN
14 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

15 ATTEST:

16 
17 Ruth Robinson, Secretary

18 (PL-1081)
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I. INTRODUCTION

Section 65302(a) of the Government Code of the State of California requires a general plan to include "a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, ...education, public buildings and grounds, ...and other categories of public and private uses of the land."

This Land Use Element is but one of several elements of the General Plan for Culver City. Many specific aspects of land use and development are dealt with in other Culver City General Plan Elements which are designed to support and complement each other. In particular, those elements specifically concerned with land uses include the Circulation and Scenic Highway Elements, the Recreation and Open Space Elements and the Housing Element. As a result, this Land Use Element does not address certain aspects of land use with the detail or specificity found in these other elements. Additionally, the Seismic Safety Element and the Noise Element of the General Plan contain certain data and criteria that can affect the location and building design for future developments.

Geographically, this Element includes certain adjoining portions of the City of Los Angeles and unincorporated Los Angeles County territory which fall within Culver City's planning area or "Sphere of Influence" as established by the Los Angeles County Local Agency Formation Commission. Future land use designations within these areas are coordinated with Los Angeles City and County Land Use Elements to the extent possible.

The Land Use Element consists of text and map which are mutually supportive, neither standing alone.

II. HISTORY, PROBLEMS and POLICIES

Land Use Element Purpose

The Culver City General Plan through its component elements expresses the goals and policies which are to serve as guidelines for the physical, economic, and social development of the community over the next ten + years. Future land uses are depicted on the Land Use Element Map as patterns for various areas of the community; they are not, nor are they intended to be, precisely located with respect to individual properties as is the case with the Culver City Zoning Map. This is necessary to allow latitude in future decision-making because to precisely predetermine lot-by-lot future land uses in advance of demonstrated need would only serve as a practical hindrance to dynamic development policies which are the basis of the Land Use Element.

The Land Use Element is a plan for anticipated full development of the community. A precise date for completion of full development cannot be predetermined, however, because future growth rates cannot be accurately predicted and there may well be future amendments to the plan. In fact, since the plan is intended to serve a dynamic community, it is imperative that it not become static. Rather, it must be periodically reevaluated against the dynamic goals and objectives of the community since, as a policy statement, the plan is intended to guide future development towards achievement of those dynamic goals and objectives.

Population

Following are resident population figures for Culver City for each year from 1970-1978. Except where otherwise noted for 1970 and 1975, all figures are per January 1 California State Department of Finance estimates.

| | |
|-------|---------------------------------|
| 1970 | 34,526 (April 1 Federal Census) |
| 1971 | 36,050 |
| 1972 | 36,753 |
| 1973 | 37,381 |
| *1974 | 39,200 |
| 1975 | 37,913 (Special State Census) |
| 1976 | 38,300 |
| 1977 | 38,671 |
| 1978 | 38,500 |

Assuming all other factors remain constant, it is projected that under full implementation of the plan, resident population could increase from 2,500 - 5,000 persons, or from 6 1/2 - 13% above the current level. About one-half of this projected increase is anticipated from new tract residential development; the other half from development of small lots in multiple residential zoning districts

*Existing (1978) Certified Population Figure

which are currently improved with less than the maximum number of dwellings allowed.

Existing and projected daytime population figures are estimated at 100,000-125,000 and 125,000-150,000, respectively.

A comparison of the resident and daytime population figures above suggests Culver City's "work community" character will be strengthened in the years to come. This expectation supports the plan's primary objective of preserving and protecting existing one- and two-family residential neighborhoods.

Land Use History

Land use development patterns during Culver City's first fifty years were rather sporadic, seemingly almost haphazard, with little or no coordination in terms of their overall implication for the future of the entire community. The Land Use Element is designed and intended to reverse incompatible land use trends by providing the framework for guiding future growth and development patterns for a cohesive and balanced community.

Culver City incorporated in 1917. City-wide zoning was adopted in 1937. The City Charter was approved by the California State Legislature in 1947. The City's first Land Use Element was adopted in 1961 and not subsequently revised to reflect changing community goals and policies until 1973. Since adoption of the 1973 Revised Land Use Element, the Planning Commission and City Council have conducted annual public hearings in an attempt to keep the Element current. This annual review policy should continue in the future in order that the Element be kept current and meaningful.

Non-Conforming Uses

Rather than beginning as a nucleus and spreading from the center to the extremities, Culver City, within ten years after Cityhood, spread seven and one-half miles in length along Washington Boulevard. Subsequent annexations and development along this strip resulted in a proliferation of highway-oriented uses and undersized commercial properties and buildings generally deficient in off-street parking and other amenities. In particular, the numerous automobile related land uses (mechanical repair garages, body shops, used car lots, etc.) which are randomly located over the lengths of Washington and Sepulveda Boulevards from one end of the City to the other to a large extent account for Culver City's past "Automobile Row" image. Past annexations have also, in many cases, jurisdictionally divided lots and even buildings between the cities of Culver City and Los Angeles, thereby subjecting use and development of these properties to two differing sets of land development regulations. These past development and annexation patterns have all too frequently had detrimental effects both on adjoining properties, most of which are residential, and on the entire community. Long range planning activities should address

suitable boundary alterations, concentrating automobile related uses in certain specified areas or districts, and combining small lots into larger parcels to better enable their future reuse and redevelopment consistent with anticipated future needs and demands.

Another existing incompatible land use pattern which developed over the years results from the close proximity of residential and industrial uses which, in many cases, directly abut one another. Although such industrial uses often pre-dated the residential developments, their prior existence does not lessen any of the deleterious impacts for the affected residents. Additionally, many of these industrial uses which preceded abutting or nearby residential developments have since significantly changed in character and/or increased in intensity of activity. For the most part, incompatible situations of this kind are found in the northeastern portions of the City where low density residential neighborhoods are affected. The establishment of suitable buffers between these residential and industrial uses should be encouraged to achieve needed compatibility.

A third major incompatible land use situation which exists is the mixture of random types of legal non-conforming uses in certain older areas of the City. This situation came about as a result of the lack of City-wide zoning before 1937, and was aided thereafter for many years through the granting of use variances and "spot" zone changes. It is felt that if the City maintains homogeneous future land use designations and corresponding zoning patterns for such areas, these incompatible uses will, due to their age and general decline in economic viability related thereto, gradually disappear through natural attrition and be replaced with compatible uses. Additionally, wherever possible, the City can and should speed up this attrition process through appropriate permit and enforcement procedures.

In other instances, entire residential areas or neighborhoods with in the City despite their homogeneously developed character have subsequently been relegated to legal non-conforming status as a result of amendments to the Zoning Chapter of the Municipal Code. As an example, Fox Hills was annexed to Culver City in the mid-1960's and developed with a total of some 2,800 multiple dwelling units between the late-1960's and early-1970's at then permitted densities ranging from thirty-six to seventy-two dwellings per acre. Current large lot multiple dwelling zone maximums are fifteen dwellings per acre. The City's primary goal in reducing large lot multiple dwelling densities to fifteen dwellings per acre was to insure less dense future developments and not to render non-conforming existing developments like Fox Hills. Consistent with that goal, compatibly or homogeneously developed areas or neighborhoods despite their non-conformity with current or future density regulations should be allowed to remain with their "as built" density.

Non-Conforming Buildings

In addition to the non-conforming land use patterns or situations discussed above, it is recognized that most areas or neighborhoods in the City developed at a time when different, and typically less stringent, physical design standards (i.e., lot sizes and dimensions, off-street parking, building heights and setbacks, open space and landscaping, etc.) were in effect than exist today. Consequently, the developments in such areas frequently are not in conformance with today's standards and the degree of their non-conformity will usually be found to increase proportionately with their age.

Such legal non-conforming developments generally should be allowed to continue as they are and be permitted to undertake future minor conforming improvements notwithstanding their non-conformity. This policy has particular applicability to proposed living space additions to one- and two-family dwellings. Major conforming improvements to such developments, however, should be permitted only where total conformity with current standards can be achieved for the entire existing development.

Special Controls

Virtually every city in the State of California including Culver City utilizes zoning and subdivision processes and regulations as the primary means to insure that local land use and development occurs in a manner consistent with local goals and policies. Even working together, however, experience has shown that zoning and subdivision controls often are not sufficient to produce the desired results. In recognition of this, Culver City has used, and should continue to use, various other "special controls" available to cities under State law. Two examples of such "special controls" which have been employed in recent years in Culver City with particular effectiveness are identified below:

Redevelopment: As is the case with many cities in their second fifty years, Culver City is experiencing certain problems of aging. Structures and facilities built under less-demanding building codes are beginning to show the effects of minimal construction. Subdivision and zoning practices employed to meet needs and situations prevalent during the 1920's and 1930's are not applicable to today's needs. Misuse of land over a period of years has resulted in a loss of economic potential for both the landowner and the City as a whole. As a result, it has been found and declared that there exist within the City areas of blight which constitute physical, social and or economic liabilities to the community. Culver City through its Redevelopment Agency is committed to the elimination of these blighting influences. Each of the Redevelopment Plans for the three different Redevelopment Project Areas in Culver City is consistent with the Land Use Element of the General Plan.

Architectural Design Standards

In 1974 Culver City adopted a "Design and Physical Development Plan" consisting of text and map. This Plan, which is consistent with and supplemental to the Land Use Element, sets forth performance-type standards applicable to site and exterior building or structure designs.

III. STANDARDS

The Land Use Element utilizes nine basic land use categories to describe and designate future development patterns in the City. These are:

- LOW DENSITY - SINGLE FAMILY RESIDENTIAL
- LOW DENSITY - TWO FAMILY RESIDENTIAL
- LOW DENSITY - MULTIPLE FAMILY RESIDENTIAL
- MEDIUM DENSITY - MULTIPLE FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PARKS AND OPEN SPACE
- CEMETERY
- STUDIO

Additionally, the Land Use Element Map identifies by symbols four distinct types of public or quasi-public facilities. These are:

- INSTITUTIONAL
- SCHOOL
- UTILITY
- HEALTH CENTER

The Land Use Element Text following discusses each of these categories and includes a "CATEGORY AND DESCRIPTION/CRITERIA FOR ALLOCATION" chart. The Land Use Element Map at the end of this document designates proposed future land uses for the various areas and neighborhoods of the community in terms of these categories.

Residential:

Each of the four residential categories is described in terms of maximum density (units per net acre) and minimum development parcel size. None of the residential categories, however, precludes less dense development resulting from either fewer units or larger development parcels. Certain non-residential uses may also be permitted in a residential category where expressly allowed and strictly controlled by City ordinance.

Commercial:

The commercial category potentially includes the full spectrum of uses and developments which may be expressly allowed by any of the City's "C" zoning districts. No area so designated on the Land Use Element Map should necessarily, however, be permitted every conceivable type of use allowed by each of the distinct "C" zoning districts. Rather, the specific types of

uses which should be permitted within any area designated commercial on the Land Use Element Map should be regulated by applying the particular "C" zoning district determined most appropriate in consideration of preserving and protecting surrounding viable land uses and zoning districts intended to remain and, where applicable, in light of adopted redevelopment plan future land use designations. Additionally, since the hierarchy of the City's "C" zoning districts is essentially cumulative in terms of permitted uses (i.e., C-2 also permits C-1, C-3 also permits C-2, etc.), special land use controls (e.g., specific plans) should be employed where determined appropriate. Through this method, specific uses, maximum building intensities, parking and other development and design characteristics can be controlled to achieve the desired end product for the community.

Excepting for special or seasonal events or activities, commercial activities should, where feasible, be restricted to indoor use. Additionally, small buildings, buildings of atypical materials of construction, and non-permanent buildings for commercial or industrial use are discouraged as inappropriate with the type or level of development attempting to be fostered in the community. Certain non-commercial uses may also be permitted in a commercial category where expressly allowed and strictly controlled by City ordinance.

Industrial:

The industrial category is intended to accommodate a variety of light manufacturing and industrial uses but to preclude heavy industry and major out-of-doors uses and activities. Residential uses are incompatible with the industrial category; commercial uses are compatible with the industrial category, particularly those which support or service daytime industrial employment populations.

Adequate on-site loading facilities distinct from required off-street parking areas and loading and storage facilities screened from ready view should be provided.

Parks and Open Space:

The parks and open space category can include both public or private land or uses.

Public: To achieve the consistency required by State law between the Land Use Element and zoning, development and application of a parks and open space zoning district for city-owned lands designated for future parks and open space use on the Land Use Element Map should be pursued. In the event the Map is ever amended in anticipation of future disposition of any land so designated and zoned for something other than public parks and open space use, amending the zoning classification as appropriate should follow as would be the case for any other land use category/zoning classification.

Private: Areas on the Land Use Element Map designated for future parks and open space use which are not publicly owned neither commit nor guarantee a future public park. Any such area may, therefore, be privately developed and utilized for any valid open space purpose permitted by the zoning district under which it is classified.

Lands dedicated for private parkland, open space or recreational purposes within a condominium development are not separately designated as such on the Land Use Element Map due to the scale of the Map. It is the goal of this Element, however, that such lands be so preserved and maintained for the private use of the owners and residents of the developments in which they are located.

Landscape maintenance districts may be established by the City to insure proper maintenance of a passively landscaped private open space area which, due to its location and adjacency to a public right-of-way, benefits the general public as much as the owners or occupants of the private development of which it is a part. Utilization of such districts by Culver City is a new concept which might be employed for future large scale tract developments where more than a single property owner would be involved.

Cemetery:

The cemetery category recognizes both the long-standing existence and the ad infinitum future continuance of the Hillside and Holy Cross Cemeteries in the Fox Hills area of the community. Over the years it is anticipated each facility will intensify in use within its borders as delineated on the Land Use Element Map, but that neither facility will expand onto contiguous land not presently under their ownership. The existing "H" (Cemetery) City zoning district with its various provisions should be retained as the means by which intra-cemetery future growth patterns can be controlled in a manner consistent with community interests.

Studio:

Similar to the cemetery category, the studio category is established in recognition of Metro-Goldwyn-Mayer Studios headquarters facilities on "MGM Lot 1". The existing "S-1" (Studio) City zoning district with its various provisions should be retained as the means by which intra-MGM Lot 1 future growth patterns can be controlled in a manner consistent with community interests. In particular, the addition of needed off-street parking facilities for MGM should be encouraged by the City through whatever means available.

Map Symbols:

The institutional, school, utility and health center symbols on the Land Use Element Map identify, respectively, existing-to-remain and proposed major governmental, educational, utility, and hospital facilities. Where any such existing or proposed facility site may be abandoned in the future by the public or quasi-public agency involved, underlying or adjoining proposed land use designations as shown on the Map would prevail. Additionally, excepting for school sites, these symbols are merely general location symbols of uniform size and configuration and should not, therefore, necessarily be construed as indicative of the precise location, size or configuration of the facility they are intended to represent.

Similar to the discussion and policy statement above regarding a new parks and open space zoning district, a public facilities zoning district, which should include the special procedures and regulations necessary to properly control such uses and developments in terms of insuring their compatibility with surrounding uses and developments, should be created for use where appropriate.

CATEGORY AND DESCRIPTION

CRITERIA FOR ALLOCATION

LOW DENSITY - SINGLE FAMILY
RESIDENTIAL

This district is designed and intended to preserve existing and encourage future single family dwelling residential developments of 8.7 or less dwelling units per net acre density on individual land parcels of 5,000 sq. ft. or more in net area.

Existing viable areas to remain.
Future opportunity depends upon:
Market demand for new areas;
New hillside development to be compatible with existing terrain and protected from potential adverse effects of earthquake faults, slides, floods, or excessive erosion hazard;
Location environmentally suitable for homesites; and
Adequate public service facilities available.

LOW DENSITY - TWO FAMILY
RESIDENTIAL

This district is designed and intended to preserve existing and encourage future two family dwelling residential developments of 17.4 or less dwelling units per net acre density on individual land parcels of 5,000 sq. ft. or more in net area.

Existing viable areas to remain.
Future opportunity depends upon:
Market demand for new areas;
Land free from earthquake faults, slides, floods or excessive erosion hazard;
Location environmentally suitable for homesites; and
Adequate public service facilities available.
Single family development compatible.

LOW DENSITY - MULTIPLE
FAMILY RESIDENTIAL

This district is designed and intended to preserve existing and encourage future large scale residential developments of 15 or less dwelling units per net acre density on individual land parcels of 15,000 sq. ft. or more in net area.

Existing viable areas to remain.
Future opportunity depends upon:
Market demand for new areas;
Proximity to major streets;
Land free from earthquake faults, slides, floods or excessive erosion hazard;
Location environmentally suitable for large scale multiple family residential and compatible with surroundings; and
Adequate public service facilities available.
Single and two family development may compatibly co-exist.

CATEGORY AND DESCRIPTION

CRITERIA FOR ALLOCATION

MEDIUM DENSITY - MULTIPLE FAMILY RESIDENTIAL

This district is designed and intended to preserve existing and encourage future small scale residential developments of 29 or less dwelling units per net acre density on individual land parcels of less than 15,000 sq. ft. in net area.

Existing viable areas to remain.
Future opportunities depend upon:

- Market demand for new areas;
- Proximity to major streets;
- Land free from earthquake faults, slides, floods or excessive erosion hazard;
- Location environmentally suitable for small scale multiple family residential and compatible with surroundings; and
- Adequate public service facilities available.

Low density residential uses may compatibly co-exist.

COMMERCIAL

This district is designed and intended for a variety of commercial uses including business and professional offices and services, automotive services (excluding body shops), highway-oriented retail stores, shopping centers, and wholesale businesses with varying maximum building intensity and minimum development parcel size requirements dependent on the specific location, type of use, zoning and other land use controls involved in the development review for approval process.

Existing viable commercial areas to remain.
Future opportunities and specific types of uses permitted depend upon:

- Compatibility with existing-to-remain and proposed future surrounding uses, zoning districts and adopted redevelopment plan designations, where applicable;
- Market demand;
- Arterial street access;
- Adequate public service facilities; and
- Relatively hazard-free land.

Residential use can co-exist compatibly.

INDUSTRIAL

This district is designed and intended for a variety of light industrial uses including assembly, manufacturing, processing, distribution, warehousing, trucking, automotive body shops & similar activities with varying maximum building intensity and minimum development parcel size requirements dependent on the specific location, type of use, zoning and other land use controls involved in the development review for approval process.

Existing viable industrial areas to remain.
Future opportunities depend upon:

- Compatibility with existing-to-remain and proposed future surrounding uses, zoning districts and adopted redevelopment plan designations, where applicable;
- Market demand;
- Arterial or collector street access;
- Adequate public service facilities; and
- Level, relatively hazard-free land.

Commercial uses can, but residential uses cannot, co-exist compatibly.

CATEGORY AND DESCRIPTION

CRITERIA FOR ALLOCATION

PARKS & OPEN SPACE

This district is designed and intended to preserve existing and encourage future parks and open space, public and private alike, allowing only the minimal accessory structures necessary to the operation of the principal use of parks and open space.

Existing public parks and open spaces to remain.
Future public opportunities depend upon:
Community needs as identified in the Recreation Element and the Open Space and Conservation Element of the General Plan;
Location proximate to persons serviced;
Site size adequate to service needs;
Adequate public access and service facilities; and
Public safety.

CEMETERY

This district is designed and intended to recognize the two existing cemeteries in Culver City and to acknowledge their anticipated future presence and expansion within their existing boundaries as the need arises.

Long-standing prior existence in Los Angeles County unincorporated territory.
Future ad infinitum existence under California State Law.

STUDIO

This district is designed and intended to recognize Metro-Goldwyn-Mayer Studios headquarters facilities on MGM Lot 1 in Culver City and to acknowledge their anticipated future presence.

Long-standing prior existence in Culver City.
Studios desire to remain headquartered in Culver City and ability and willingness to provide adequate off-street parking facilities.

IV. LAND USE

Existing Land Use Map:

Concurrent with City policy for annual review of the Land Use Element should be a policy for official adoption and annual updating of a city-wide Existing Land Use Map. By using such a Map as a basis, future decisions regarding proposed revisions to the Land Use Element can be based on accurate information about dynamic development patterns as they are actually occurring in the City from year to year.

Land Use Chart:

The Land Use Patterns Chart below indicates anticipated changes between existing and projected future land use patterns. The data listed in the "PROJECTED FUTURE USE" column of the chart generally attempts to predict what the City's existing land use inventory for each land use category will be ten years hence. In certain cases, however, it is recognized that it may well be beyond the ten year scope of this Element before projected future land use patterns are fully achieved. For example, the "Multiple Family Residential: Other Density (over 29 DU/Ac)" existing (1978) land use category by definition consists wholly of uses and developments which do not conform with the absolute maximum 29 DU/Ac future multiple residential density policy of this Element. Most of the developments in this category were lawfully constructed during the past ten years under the higher densities then permitted and should therefore, as addressed under the non-conforming use policies of this Element, be allowed to remain. Since most of these developments have a life expectancy of thirty or more years, most should still be in existence by the year 2000, which date is beyond the scope of this Element. A "1990+" date for this particular category has therefore been inserted in the chart to clarify this situation.

Figures listed in the chart are in percentages of the total incorporated land area of the City which was 3,084 acres as of January 1, 1978. Adjoining Los Angeles City and unincorporated Los Angeles County areas are not included in the figures. Existing land use percentages were calculated from the September, 1977 Existing Land Use Map; proposed figures from the 1978 Land Use Element Map.

LAND USE PATTERNS CHART

| CATEGORY | EXISTING USE (1978) | PROJECTED FUTURE USE (1990) |
|---|------------------------|--------------------------------|
| Low Density-Single Family Residential | 33.5% | 28.5% |
| Low Density-Two Family Residential | 3.9% | 7.5% |
| Multiple Family Residential: | | (1990+) |
| Low Density (15Du/Ac or less) | 1 % | 6.5% |
| Medium Density (Over 15Du/Ac to 29DU/Ac) | 1 % | 6.6% |
| Other Density (Over 29DU/Ac) | 7.5% | 0 % |
| Commercial | 16 % | 22 % |
| Industrial | 8.8% | 9.1% |
| *Parks & Open Space | 6.2% | 6.9% |
| Cemetery | 2.8% | 2.8% |
| Studio | 2.9% | 1.3% |
| Oil Extraction | 2.7% | 0 % (1990+) |
| Vacant | 4.9% | 0 % |
| **Miscellaneous | 8.8% | 8.8% |

*Excludes Proposed Culver City Park
and Baldwin Hills Regional Park;
Includes Ballona Creek

**Includes Major Streets & Freeway
Rights-of-Way, Governmental, School
a Utility Facilities

V. IMPLEMENTATION

There are several basic methods available to implement the goals and policies of the various elements of a general plan. Often, more than one of these methods can and should be utilized for maximum effectiveness. The actual method most appropriate for implementing a given aspect or proposal of the Element and the priority that it should be given relative to other methods are policy decisions to be determined by the Planning Commission, the City Council, and the Redevelopment Agency. However, Culver City's long-standing policy of actively seeking community participation in advising and assisting these bodies in the decision making process shall continue to be encouraged. Each of these basic methods are discussed below.

Land Development Regulations: Land development regulations consist of a number of State and local laws governing the use, development and subdivision of land. Generally, the most commonly used of these is zoning. Unfortunately, zoning is all too often looked upon as the panacea offering more than adequate land development controls for all situations which it is not. A number of other "Special Controls" which are available to local agencies under State law have been and should continue to be used by Culver City where appropriate as a supplement to zoning.

Specific Plans: State law permits cities, after adoption of a general plan, to prepare supplemental specific plans for sub-areas (or planning districts) within the city. These specific plans can be approved and adopted in the same manner as the general plan and thereafter be used by the city as a development guideline and control for future uses and developments.

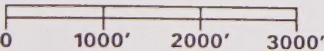
Fiscal Expenditures: The expenditure of funds by a city on various public improvement projects pursuant to adoption of a meaningful and realistic Capital Improvements Program can serve as the catalyst or incentive to spur private improvements in an otherwise dormant area. Such expenditures may come from any combination of local funding sources, state or federal subventions or local assistance programs. For maximum effectiveness, the timing of such public improvements to coincide and correlate with major private improvements is recommended.

Redevelopment Agency: Utilization of the powers of redevelopment as authorized under State law frequently offers a more direct and faster method of causing desired changes to occur be they public or private. Culver City has a Redevelopment Agency and therefore has the ability to employ such methods.

Joint Powers: Several policies expressed in this Element involve government jurisdictions other than the City of Culver City. In order to accomplish the translation of these policies into reality, inter-government cooperation will, therefore, be necessary by all jurisdictions involved.



| | | |
|--------------------|--------------------------------|----------|
| RESIDENTIAL | LOW DENSITY SINGLE FAMILY | [Symbol] |
| | LOW DENSITY TWO FAMILY | [Symbol] |
| | LOW DENSITY MULTIPLE FAMILY | [Symbol] |
| | MEDIUM DENSITY MULTIPLE FAMILY | [Symbol] |
| COMMERCIAL | | [Symbol] |
| INDUSTRIAL | | [Symbol] |
| | | [Symbol] |
| PARKS & OPEN SPACE | | [Symbol] |
| CEMETERY | | [Symbol] |
| STUDIO | | MGM |
| | | [Symbol] |
| INSTITUTIONAL | | ★ |
| SCHOOL | | S |
| UTILITY | | • |
| HEALTH CENTER | | H |



Culver City • California

LAND USE

1978 LAND USE ELEMENT
MAP OF THE GENERAL PLAN

MAP WITH TEXT CONSTITUTE
THE LAND USE ELEMENT

subject to change

U.C. BERKELEY LIBRARIES



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